

OWNER: RNF INVESTMENTS

APPLICANT: JEFF WELKER
WELKER DEVELOPMENT
RESOURCES LLC
3125 E. DOVER
MESA, ARIZONA 85213
480 209-7167

ENGINEER: GARNER GROUP
CLINT GARNER, P.E.
1264 E. NORCROFT ST.
MESA, ARIZONA 85201
480-292-2673

ARCHITECT: FRED WOODS
WOODS ASSOCIATES
ARCHITECTS LLC
3319 E. McDOWELL ROAD
MESA, ARIZONA 85213
480 962-7672

PROJECT DESCRIPTION:

Case B46-050 - 4550 E. Southern Avenue (District 2)
Requesting: 1) A Substantial Conformance Improvement Permit (SCIP)
to facilitate additions to an existing mini-storage warehouse facility;
2) Minor modifications to the existing Development (FAP) and
overlay district related to development standards for an existing
recreational vehicle (RV) storage yard provided as an accessory use
to a residential master plan development in the RS-6-FAD zoning district.
(PC: B46-0495)

PROPOSED SELF STORAGE: 2.78 ACRES
TOTAL SELF STORAGE: 3.98 ACRES
REMAINING RV STORAGE: 3.35 ACRES

PARKING REQUIRED:
4 SPACES(SELF STORAGE)

CODE SUMMERY

CITY OF MESA, ARIZONA
2006 IBC, 2006 IPC, 2006 IMC, 2006 IFGC
2006 IGCC, 2009 IECC, 2012 IEBC, 2011 NEC

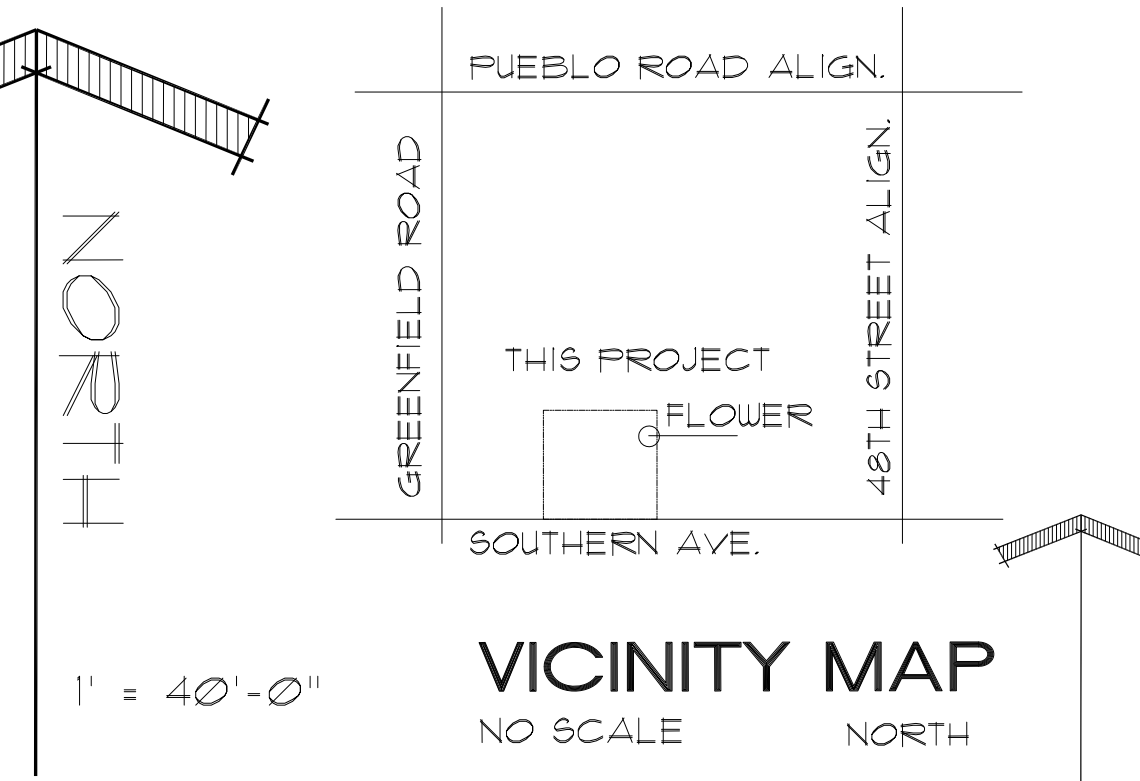
2006 IBC:
OCCUPANCY GROUP S-2 & B/R-3
-NON-SEPERATED PER 508.3

CONSTRUCTION TYPE III-B & V-B
ALLOWABLE AREA TABLE 503-26,000 S.F.
A.F.E.S. INCREASE- 78,000 S.F. = 104,000 S.F.

STORAGE BUILDINGS:	
BLDG. A	25,200 SF.
BLDG. B	25,200 SF.
BLDG. C	25,200 SF.
EXISTING BLDG.	19,980 SF.

TOTAL AREA 95,580 S.F.

SEPARATE BUILDINGS ON THE SAME LOT PER 705.3
ALLOWABLE AREA OF OPENINGS UNLIMITED PER
SEC. 705.8.1 EXCEPTION 1.2 - 30' MIN. UNOCCUPIED SPACE
PROVIDED BETWEEN BUILDING OPENINGS.



PRO. NO. FARNIG
DATE: 6/27/16
DRAWN BY: WJW
REVISIONS:
7/22/16 9/2/16
8/04/16
8/22/16
8/24/16
8/29/16

ARNF INVESTMENTS
44550 E SOUTHERN SELF STORAGE

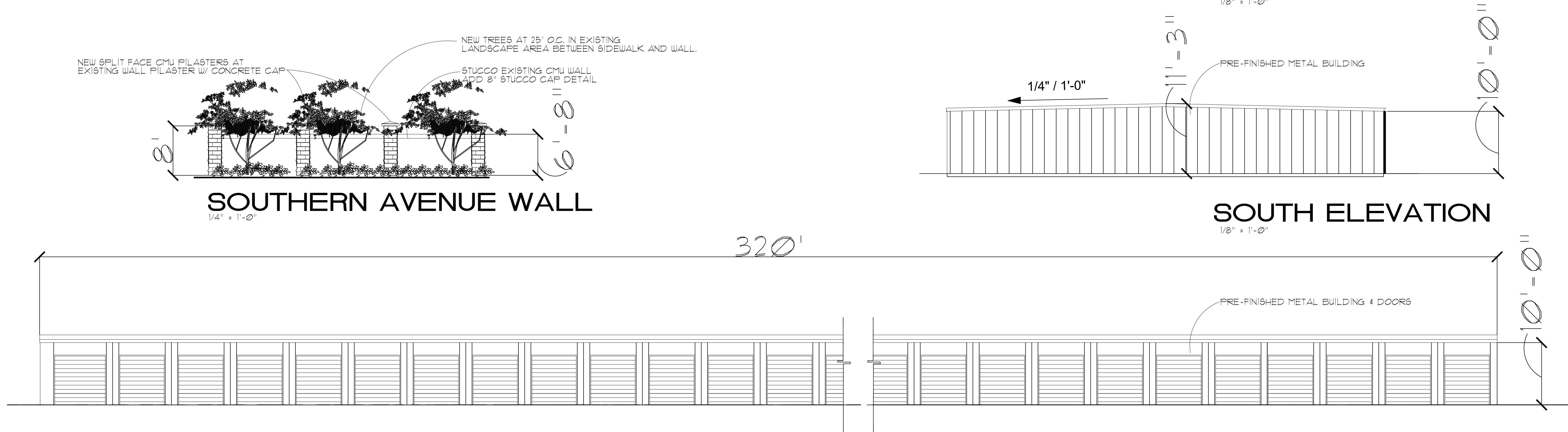
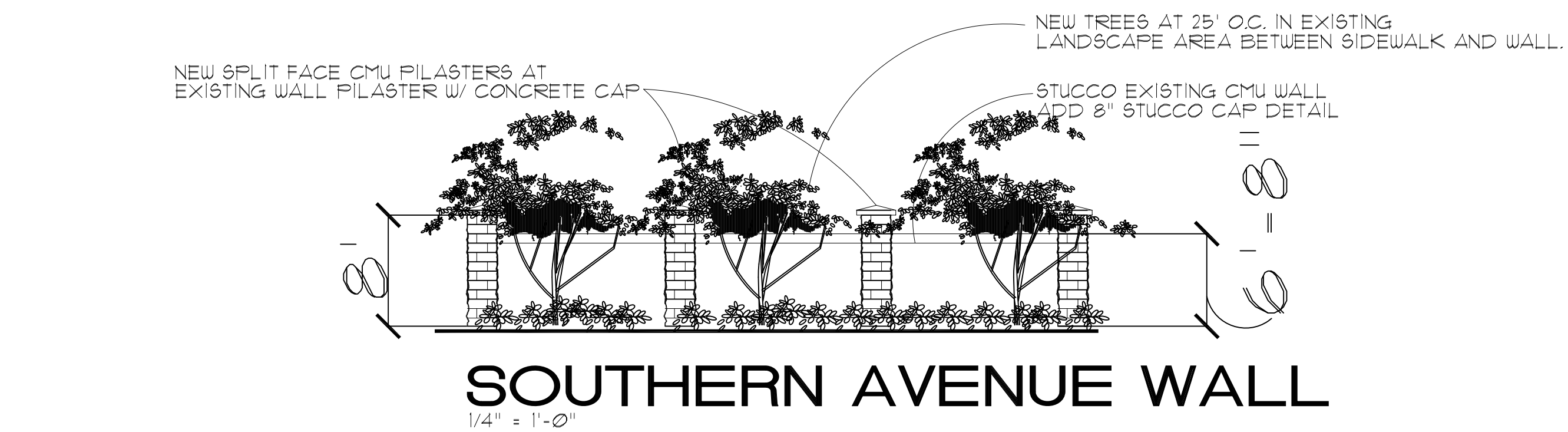
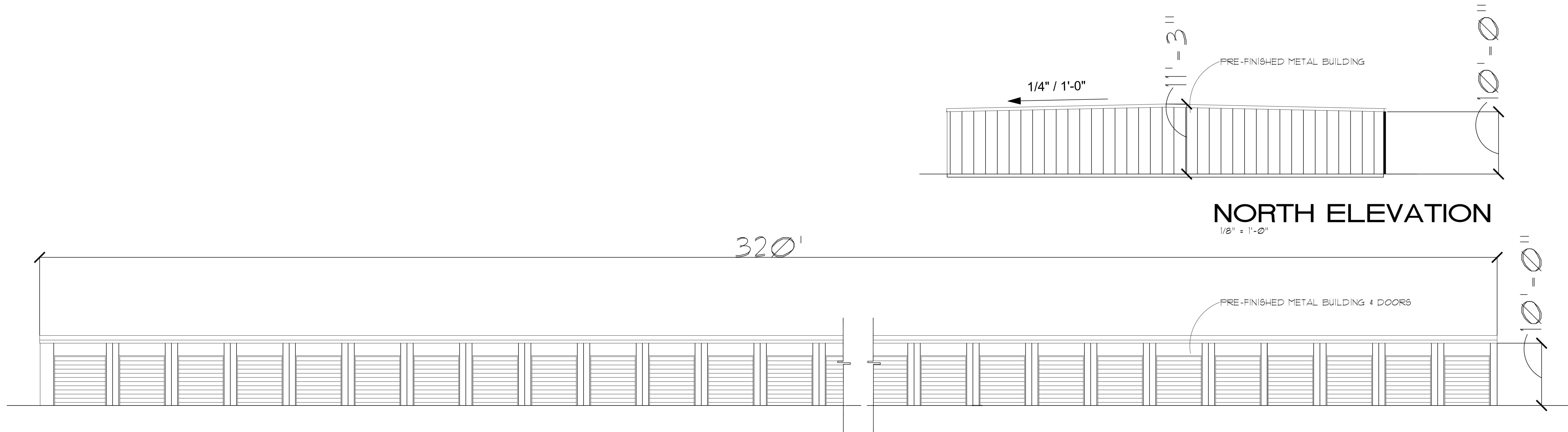
expirss 12/31/2016

REGISTERED ARCHITECT
CERTIFICATE NO. 12839
FRED EDWIN WOODS
DESIGNED BY
ARIZONA U.S.A.

WOODS ASSOCIATES
ARCHITECTS, LLC

3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

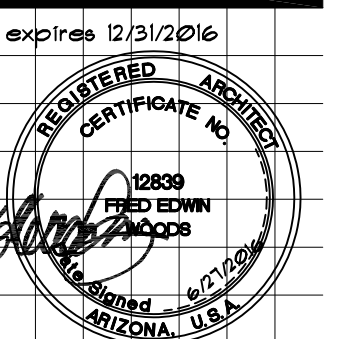
A-1



4550 E SOUTHERN MESA AZ

PRONO FARNIE
DATE: 6/27/16
DRAWN BY: JWW
REVISIONS:
8/24/16

RNF INVESTMENTS
4550 E SOUTHERN SELF STORAGE
4550 E SOUTHERN AVE MESA AZ



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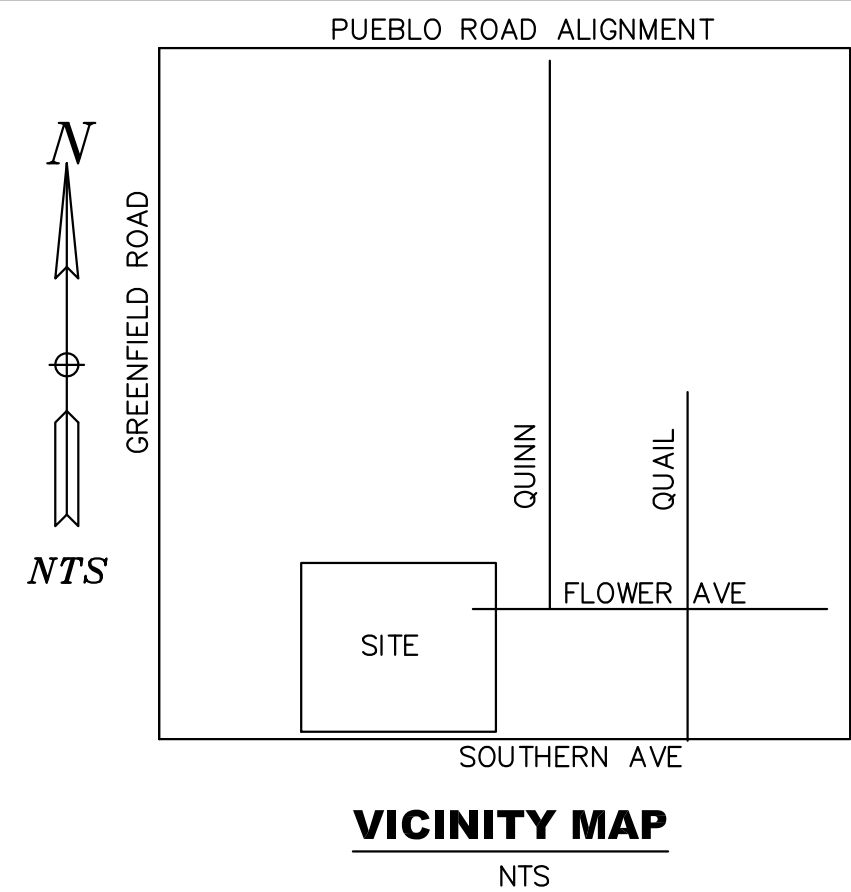
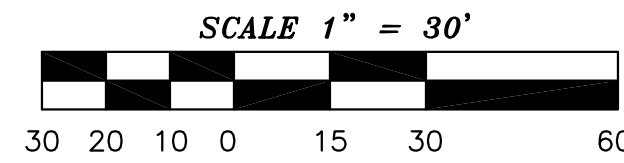
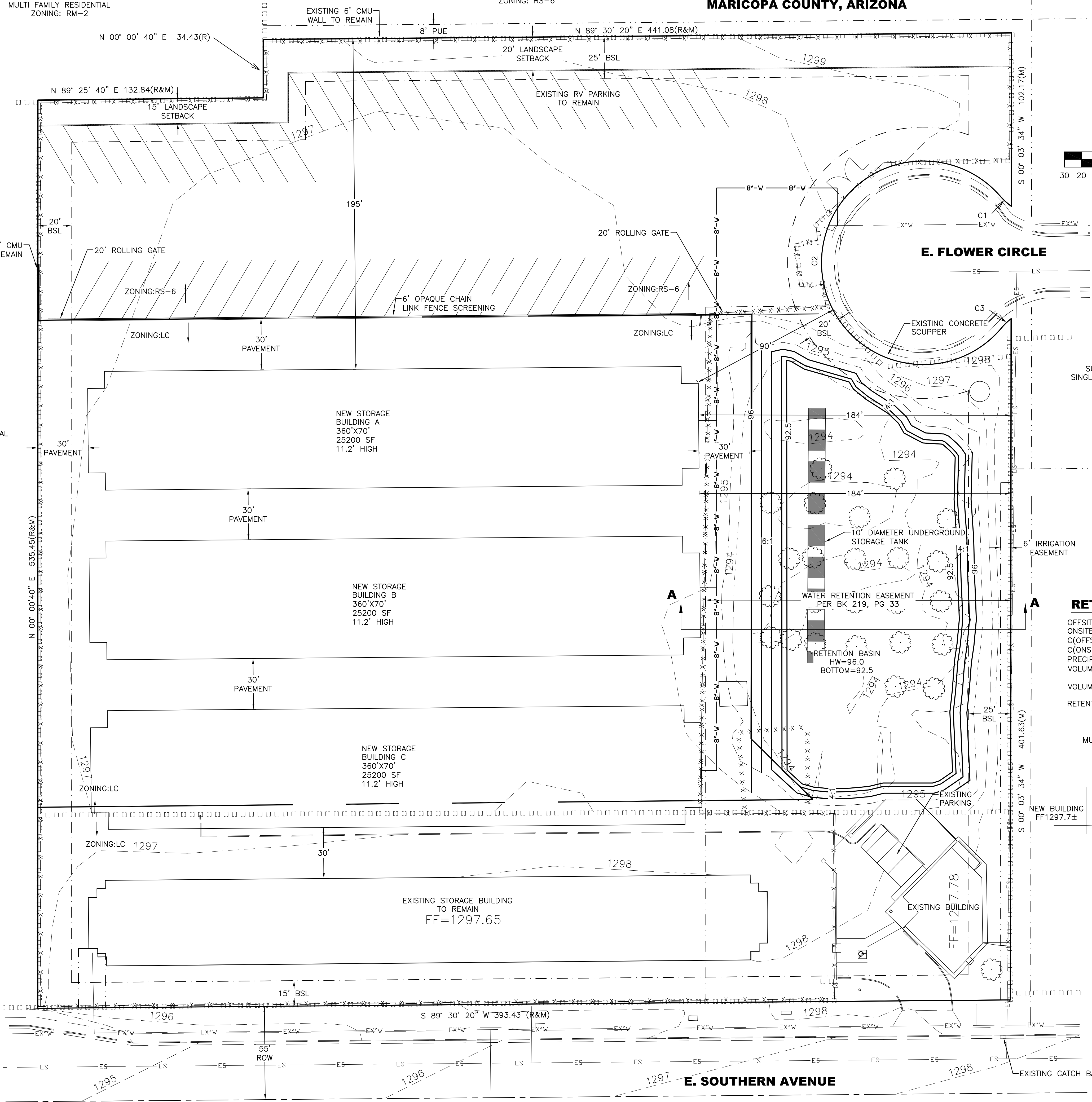
PRELIMINARY GRADING AND DRAINAGE PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA

APN 140-51-002E
MULTI FAMILY RESIDENTIAL
ZONING: RM-2

SUNLAND VILLAGE 8
SINGLE FAMILY RESIDENTIAL
ZONING: RS-6

EXISTING 6' CMU
WALL TO REMAIN

APN 140-51-002E
MULTI FAMILY RESIDENTIAL
ZONING: RM-4



SITE DATA

APN: 140-51-721
GROSS AREA: 342994 SF (7.8741 AC)
NET AREA: 311457 SF (7.1501 AC)
EXISTING ZONING: LC & RS-6
PROPOSED ZONING: LC & RS-6

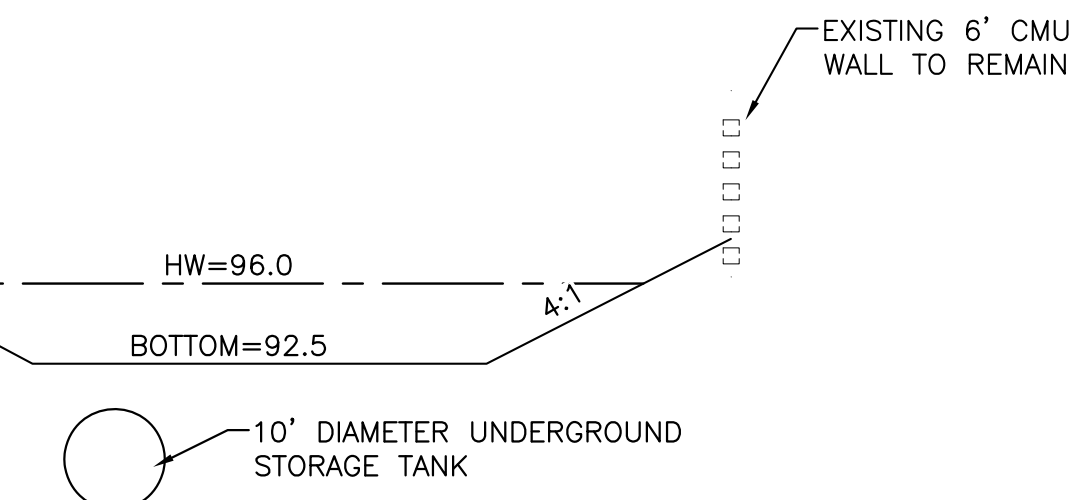
LEGAL DESCRIPTION

TRACT A SUNLAND VILLAGE EIGHT ACCORDING TO
BOOK 219, PAGE 33, RECORDS OF MARICOPA
COUNTY, ARIZONA

RETENTION CALCULATIONS

OFFSITE AREA DRAINAGE TO EXISTING RETENTION BASIN = 375100 SF
ONSITE DRAINAGE AREA = 311457 SF
C(OFFSITE) = 0.85
C(ONSITE) = 0.95
PRECIPITATION AMOUNT = 2.15" (0.18")
VOLUME REQUIRED = (375100(0.85) + 311457(0.95)) * 0.18" = 110650 CF
VOLUME PROVIDED = (34595 SF + 22113 SF) * 3.5' + 150' * 78.54 SF = 111020 CF
RETENTION TO BE BLED OFF TO EXISTING CATCH BASIN ON SOUTHERN AVENUE

APN 140-51-006Y
MULTI FAMILY RESIDENTIAL
ZONING: RM-4



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	40.00	12° 48' 33"	8.94
C2	40.00	278° 55' 00"	292.08
C3	40.00	11° 39' 26"	8.14



I-STORAGE
PRELIMINARY GRADING AND DRAINAGE PLAN
APN 140-51-721
4550 E. SOUTHERN AVENUE

JOB NUMBER 16-030
DRAWING PGD16030
DATE 09-14-16
SHEET 1 OF 1



